

LOT 58
SEA MARSH VILLAGE #2 PBK 4/16
IN OR 2326/855

KAHN CYNTHIA M
8 LIVE OAK
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0058-0000



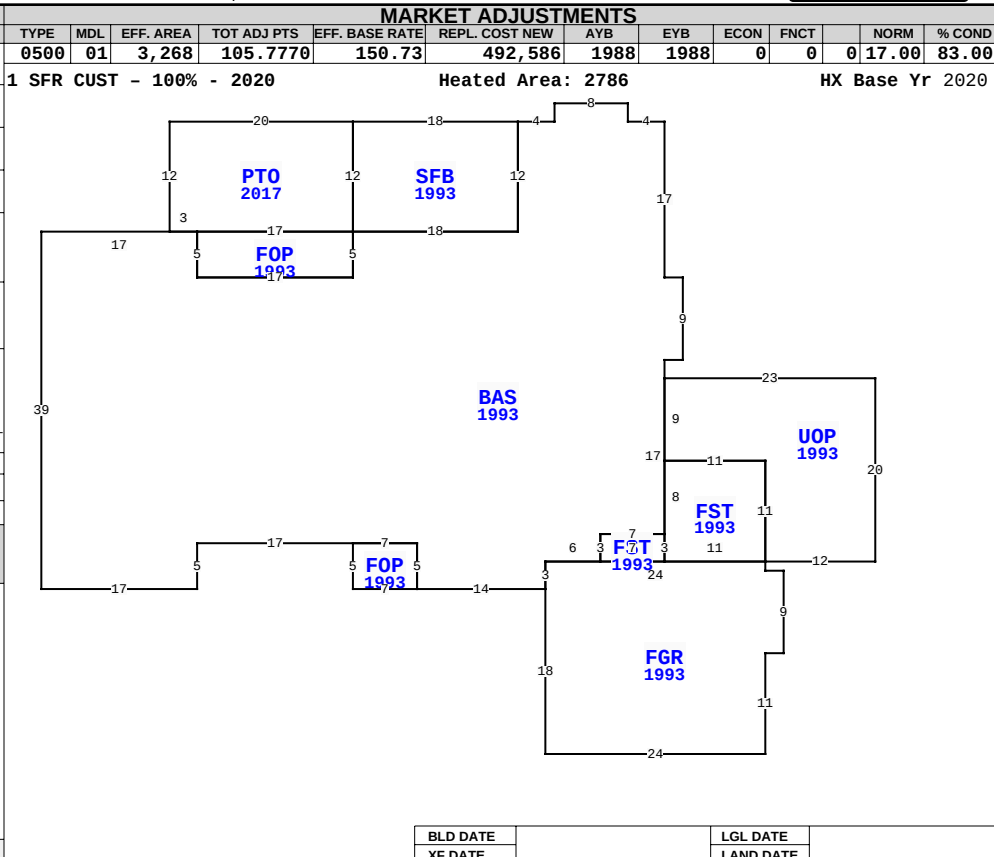
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,613	100	2,613	326,901
FGR	522	55	287	35,906
FOP	35	30	10	1,251
FOP	85	30	26	3,253
FST	21	55	12	1,501
FST	121	55	67	8,382
PTO	240	5	12	1,501
SFB	216	80	173	21,643
UOP	339	20	68	8,508
TOTALS	4,192		3,268	408,846

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	1988
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988
4	0855	CONC PAVER	0 100	0	0	2,179.00	SF	10.00	10.00	100	1988
5	0855	CONC PAVER	0 100	0	0	385.00	SF	10.00	10.00	100	1988

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	



8 LIVE OAK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	1988	1988	3	57	256	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
4	0855	CONC PAVER	0 100	0	0	2,179.00	SF	10.00	10.00	100	1988	1988	3	57	12,420	
5	0855	CONC PAVER	0 100	0	0	385.00	SF	10.00	10.00	100	1988	1988	3	57	2,195	

TOTAL OB/XF											
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 5										Tax Dist:	
BUILDING MARKET VALUE										408,846	
TOTAL MARKET OB/XF VALUE										16,191	
TOTAL LAND VALUE - MARKET										495,000	
TOTAL MARKET VALUE										920,037	
SOH/AGL Deduction										335,607	
ASSESSED VALUE										584,430	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										534,430	
TOTAL JUST VALUE										920,037	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										808,526	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21418	NEW CONSTR	2,500	11/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2326/0855	12/17/2019	WD	Q	I	01	695,000	
GRANTOR: GINGRICH WILLIAM G ET							
GRANTEE: KAHN CYNTHIA M							
1603/0909	12/04/2008	WD	U	I	19	100	
GRANTOR: GINGRICH WILLIAM G &							
GRANTEE: GINGRICH WILLIAM G							

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=1993] W23 BAS=[YR=1993] N2 E2 N9 W2 N17 W4 N2 W8 S2 W4 SFB=[YR=1993] W18 PTO=[YR=2017] W20 S12 E3 FOP=[YR=1993] S5 E17 N5 W17\$ E17 N12\$ S12 E18 N12\$ S12 W18 S5 W17 N5 W17 S39 E17 N5 E17 FOP=[YR=1993] S5 E7 N5 W7\$ E7 S5 E14 FGR=[YR=1993] S18 E24 N11 E2 N9 W2 N1 FST=[YR=1993] N11 W11 S8 FST=[YR=1993] W7 S3 E7 N3\$ S3 E11\$ W24 S3\$ N3 E6 N3 E7 N17\$ S9 E11 S11 E12 N20\$.											